of said will. With powerto sell all of the estate, real and personal of every kind. and wheresever signated, of the said Testator, a part of which is the property hereinafter described, and whereas by virtue of the power conferred, upon the Executor in said will, and pursuant to an Order of the Orphans Court, for Frederick County, aforesaid, passed on the 11th day of March A,B,1908, the William C, Birely, as Executor, of the will of the said testator, did sell the land hereinafter described, at public sale, to William D, Baker of Frederick County, Maryland, at and for the sum of Fourteen Thousand, five hundred and seventy dollars, (\$14,570.00) which sale has been duly reported to the Orphans County at 11th day of April 1908, and after due notice of publication was finelly ratified and confirmed, by the said Court, on May 6th, 1908, all of which will more fully appear by reference to the proceedings in the matter of the said sale, of the real estate, of the said William H. Wagner, deceased, duly filed, and recorded in the Office of the Register of Wills for Frederick County, Maryland.

And Whereas the aforesaid purchaser, has fully paid the purchase money, by the said William D, Baker, to the said William C, Birely Executor, of the will of the said William E, Wagner, deceased,

Mow, therefore, in consideration of the premises and the full payment of the aforesaid, purchase money, Vis; - the sum of Fourteen thousand Five Hundred and Seventy Dollars, (\$14.570,00,) the receipt of Which is hereby acknowledged, I, the said William 6, Birely, Executor, of the will of William H. Wagner, deceased, do hereby grant and convey in fee simple unto William D, Baker, his heirs and assigns, all those pieces or parts of tracts and parcels of land, which the the said, William E. Wagner, died seised and possessed, situate and lying in and being in the county of frederick State of Maryland, now embraced in one survy made by john S, Ramsburg, on the 17th, day of October, and described as follows,

Beginning for the outlines, of the whole tract, at a stone now planted, ?. where once grew a large Black oak tree, the beginnings of lots nos 19 \$ 20, of Monocacy Manor. The Begiining of the deed from Simon Barrick to Ears C, Barrick dated February 25th. 1842, then running according to the description of a piece of land and its surroundings in a deed from John W. Barrick, to Esra Em Barrick. dated March 19th. 1845, as follows, South 862 Bast 12-52/ 100, perches to a line stone Rock, north 17/ east, 46 perches, north 62 west, 3 perches, then with the Devilbiss Ferd Road, North 72 east 19-24/100. perches, North 60 West; 16 perches, North, 51 west, 19 perches, North 62 West, 24-2/10. perches running or intersecti ng. the first line of the deed from Simon Barrick, to Esra E, Barilok, and with said deed, North, 162 west 60- 48/100, perches to a stone, South, 752 west, 47-2/10 perches, to a stone at the county road, and with it North, 55 west, 26-88 1/100, perches to a stone, south North 88 West, 23-45/100, perches, south 92 west 31-7/1 Operohes to a stone, south 74, west, 21 perohes, to a stone, south 167 East 160-2/10. perohes to a stone North 732 east, 39 perohes to a stone, south 59, E. 52, perches to a stone, North 482 East 44 perches, to a stone, North 32 east, 21-2/10 perches, to the place of Beginning, Containing)ne Hundred and fifty Five sores, more or less, less the half and sore of said land hereinafter excepted Being the same land which was conveyed to the said William H. and reserved, Wagner, by two deeds, the One from William J, Ross, dated November 19th, 1877, recorded among the land records of Frederick County, aforesaid, in Liber T. G. No.8, folio 460. the Other from Harriet Barrick, and others dated, November 19th. 6877, and recorded in Liber T.C.No.S. Folio 468. from which latter deed the above description was taken Excepting and reserving however from the land above describ ed, one half of an acre of the same land which was conveyed by the said William H. Wegner, during his life time by two deeds, the one dated otober 13,1898, and recorded in Liber D,H,H, No 3, Folio 248, one of the aforesaid land Records of Frederick County, conveying one quarter of an acre of said Land, to the Trustees of the Methodist Church, of Woodsboro District, the Other dated August 12th, 1899. and recorded in Liber D.M.H. No 5, folis 114, conveying one quarter of an sere, of an sore of said land, to the Beard of County school Commissioners,